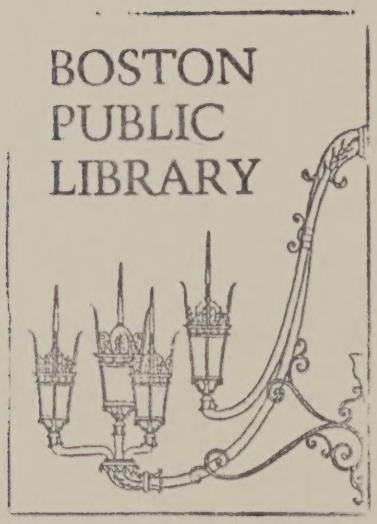
GOVDOC
M3/B16
RA
80/7

BOSTON PUBLIC LIBRARY
3 9999 06586 282 1


BOSTON
PUBLIC
LIBRARY

gov 94-2244

#43

GOVDOC
113/816
BA
80/7

PUBLICLY SUBSIDIZED HOUSING DEVELOPMENTS IN BOSTON

Edward G. Blaine

Housing Task Force
Rolf Goetze, Director

Boston Redevelopment Authority
Research Department

June 1975

Reissued October 1980

BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
FEB 11 2002

Kevin H. White, Mayor
City of Boston

Robert J. Ryan, Director
Boston Redevelopment Authority

Alexander Ganz, Director
Research Department

Boston Redevelopment Authority
Board of Directors

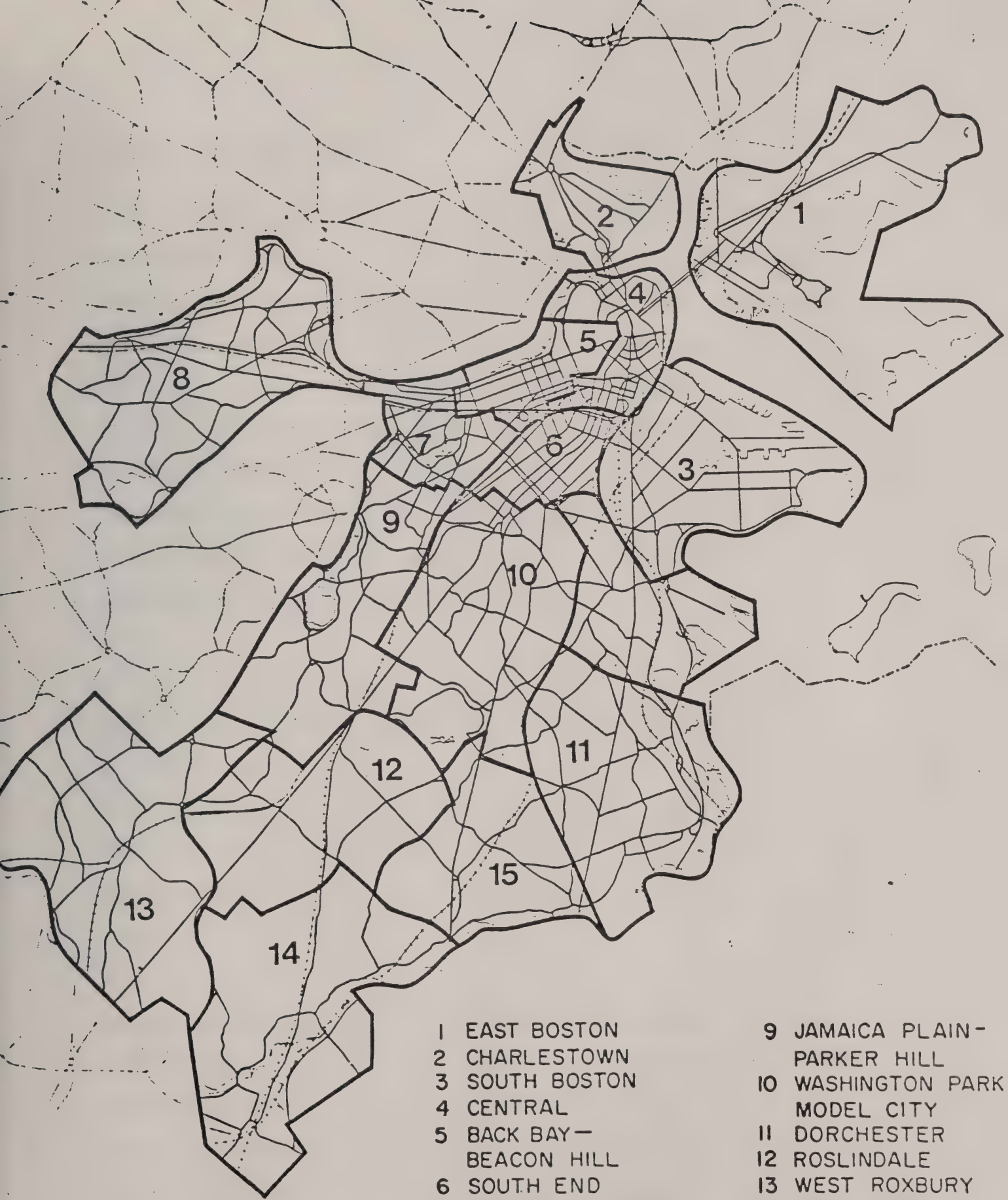
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James G. Colbert, Treasurer
James K. Flaherty, Ass't Treasurer
James E. Cofield, Jr., Member
Kane Simonian, Secretary

Table of Contents

	Page
Summary and Overview	1
Organization of Tables and Maps	3
Tables	5
Appendix	37

List of Tables

Table		Page
1	Total Subsidized Housing Units, by Program, in Boston as of 1974	5
2	236 Mortgage Subsidies in Multi-Family Assisted Housing as of 1974	6
3	Leased Housing Units Throughout Boston as of April 23, 1974	7
4	Multi-Family Assisted Housing Units with Rent Supplement Subsidies (1974)	8
5	Total Subsidized and Public Housing Units in Boston (1974)	9
6	Roxbury/No. Dorchester 221(d)(3) BMIR	10
7	Roxbury/No. Dorchester 236	16
8	Roxbury/No. Dorchester Related Programs 221(d)(3) MR	18
9	Roxbury/No. Dorchester MHFA	20
10	South End/Fenway 221(d)(3) BMIR	23
11	South End/Fenway 236	25
12	South End/Fenway Related Programs 221(d)(3) MR	28
13	South End/Fenway MHFA	29
14	Other Neighborhoods 221(d)(3) BMIR	31
15	Other Neighborhoods 236	33
16	Other Neighborhoods MHFA	35



1 EAST BOSTON
2 CHARLESTOWN
3 SOUTH BOSTON
4 CENTRAL
5 BACK BAY—
BEACON HILL
6 SOUTH END
7 FENWAY-KENMORE
8 ALLSTON-BRIGHTON
9 JAMAICA PLAIN-
PARKER HILL
10 WASHINGTON PARK
MODEL CITY
11 DORCHESTER
12 ROSLINDALE
13 WEST ROXBURY
14 HYDE PARK
15 MATTAPAN-FRANKL

PLANNING DISTRICTS

Summary and Overview

As of 1974, there were a total of 17,486 units in publicly subsidized developments in Boston, excluding over 16,000 units of public housing. The three major housing subsidy programs, produced 9,659 units under Section 221 (d) (3) (or 57% of the total units), 4886 under Section 236 (28%), and 2,941 under MHFA (17%). Of the total production, 9,796 (56%) were newly constructed units and 7690 (44%) were rehabilitated units. The highest concentration of subsidized units were in the Washington Park/Model Cities Planning District (41%) followed by the South End (15%) Allston-Brighton (9%) West Roxbury (6%), Fenway-Kenmore (6%) with the remaining 23% spread throughout the city.

In Washington Park/Model Cities the major emphasis tended to be upon rehabilitation, while in the South End it was on new construction; the majority of the 2732 Section 221 (d) (3) rehab. units in Washington Park/Model City district were largely attributible to the BURP program during the late 1960's For most other districts the major focus was almost entirely upon new construction usually on a fairly large scale (100-900 units per project).

Several subsidy programs are often piggybacked. In addition to the 4,886 straight Section 236 program units, Section 236 subsidizes another 1,449 units within MHFA projects (see table 2). The piggybacking of program subsidies also occurs with the Leased Housing and Rent Supplement programs. Only 604 or 23% of the total Leased Housing subsidies were placed in non-subsidized private units, with the highest district concentration

of private leased housing units located in Allston-Brighton. The balance helped make Section 221(d) (3), 236, and MHFA developments financially possible (see table 3). Rent Supplement subsidies were entirely combined with other major production programs further assisting 2733 units in subsidized developements. (See table 4).

MHFA represented by far the most extensive combining of program subsidies, including Section 236, Leased Housing, Rent Supplements, Elderly, and other programs. Total production of 2658 units involved 2414 additional subsidies, often compounded. 1449 (55%) of the MHFA units were assisted under Section 236; and Leased Housing or Rent Supplements additionally aided these developments.

As the maps reveal, the publicly subsidized developments and BHA-leased housing are heavily concentrated into Washington Park/Model Cities and the South End. This is in distinct contrast to public housing projects, whose approximately 16,000 units are distributed among more sections throughout the city.(See table 5)

Organization of Tables and Maps

The information in this report is compiled in two forms - a set of tables and a set of maps.

The first five tables are summaries for the city and planning districts showing the extent of multi family assisted rental programs and public housing. The remaining tables (6-16) provide more specific information on individual developments. These tables are divided into three broad geographical classifications - Roxbury/N.Dorchester, South End, and Other Neighborhoods. Within the three classifications, developments are sub-divided by program type (221 (D)(3), 236, and MHFA)[1] and listed by project number. For a specific development the following information is available - project number, new or rehab. construction, name and address, number of units, sponsor, and additional subsidies within the development. In addition, the MHFA tables list other information such as type of sponsor, rental classification (low, moderate, market), size of apartments, amount of loan and management agent. For scattered site MHFA projects Appendix I lists specific locations.

1) A typical FHA project number consists of 7 digits as follows: 023-55123. For simplicity the 023 is dropped since it refers to all FHA projects in Massachusetts. The 55 (fourth and fifth place) means that the project is a 221 (D)(3) development, thus the last three digits differentiate individual projects Alternately, if the project number has 44 (in the fourth and fifth place) instead of 55, the project is a section 236 development. A typical MHFA number is as follows: 71-123. The first two digits indicate the year of a MHFA committment and the following three digits identify individual projects. These numbers are also used on the maps for identification purposes and numbers with capital letters refer to scattered site developments.

Designed to accompany the set of tables are three maps (available at the BRA mapping department) - (1) Subsidized Multi-Family Rental Housing in Boston -E1781, (2) BHA Leased Housing Locations in Boston -E1780, (3) Public Housing -E1526. Map (1), Subsidized Multi -Family Rental Housing, provides information regarding location, identification, number/program type,(using project number see footnote 1), new or rehab. construction, family or elderly occupancy, and number of units per development. This map also contains two inserts for the Roxbury/N. Dorchester and the South End areas. Map (2), BHA Leased Housing, shows the location and number of leased housing units for each address through symbol size. Map (3), Public Housing, shows location, project number, number of units, family or elderly occupancy, and date of construction.

Sources:

All Information current as of the Fall of 1974 except BHA Leased Housing Location's which is current as of April, 1974 and has not changed significantly in the interim.

1) B.H.A. Records
2) Research Department Records, B.R.A.
3) MHFA Closed Project Summary, October 1974.
4) BRA/BUO, Subsidized Multi-Family Rental Housing in the Boston Metropolitan Area, Oct 1973. Updated by the author, Vince O'Donnell in the Fall of 1974..

TABLE 1

TOTAL SUBSIDIZED HOUSING UNITS BY PROGRAM IN BOSTON AS OF 1974

	221 D-3 BMIR N*	221 D-3 BMIR R**	221 D-3 MR N	221 D-3 MR R	236 N	236 R	MHFA N	MHFA R	DISTRICT TOTALS
East Boston	401	0	0	0	460	0	59	16	936
Charlestown	0	0	0	0	598	0	0	0	598
South Boston	0	0	0	0	152	0	0	0	152
Central	224	0	0	0	463[1]	0	0	44	731
Back Bay/ Beacon Hill	0	0	0	0	0	0	0	130	130
South End	1192	101	0	40	481[2]	478	0	398	2690
Fenway-Kenmore	0	173	0	0	147	0	508	188	1016
Allston-Brighton	433	0	0	0	358	398	334	0	1523
Jamaica Plain- Parker Hill	84	0	0	0	0	60	0	0	144
Washington Park- Model City	1313	2732	38	950	168	885	307	706	7099
Dorchester	60	0	0	0	0	0	0	108	168
Roslindale	677	0	0	0	238	0	0	0	915
West Roxbury	958	0	0	0	0	0	143	0	1101
Hyde Park	0	212	0	0	0	0	0	0	212
Mattapan	0	71	0	0	0	0	0	0	71
BOSTON CITY TOTALS	5342	3289	38	990	3065	1821	1351	1590	17486
CITY-WIDE PROGRAM TOTALS	8631		1028		4886		2941		

*N= New
**R= Rehab

BMIR= Below Market Interest Rate
MR= Market Rate

1) Includes 111 units in Chinese Christian Life Center which is scheduled for construction in late 1975.

2) Includes 181 units in Vivendas project which is currently in litigation.

TABLE 2

236 MORTGAGE SUBSIDIES IN MULTI-FAMILY ASSISTED HOUSING AS OF 1974

	221 D-3 BMIR N *	221 D-3 BMIR R **	221 D-3 MR N	221 D-3 MR R	236 N	236 R	MHFA N	MHFA R	DISTRICT TOTALS
East Boston	0	0	0	0	460	0	59	16	535
Charlestown	0	0	0	0	598	0	0	0	598
South Boston	0	0	0	0	152	0	0	0	152
Central	0	0	0	0	463 1)	0	0	38	501
Back Bay/ Beacon Hill	0	0	0	0	0	0	0	130	130
South End	0	0	0	0	481 2)	478	0	98	1057
Fenway-Kenmore	0	0	0	0	147	0	177	0	324
Allston-Brighton	0	0	0	0	358	398	93	0	849
Jamaica Plain- Parker Hill	0	0	0	0	0	60	0	0	60
Washington Park- Model City	0	0	0	0	168	885	38	692	1783
Dorchester	0	0	0	0	0	0	108	0	108
Roslindale	0	0	0	0	238	0	0	0	238
West Roxbury	0	0	0	0	0	0	0	0	0
Hyde Park	0	0	0	0	0	0	0	0	0
Mattapan	0	0	0	0	0	0	0	0	0
BOSTON CITY TOTALS	0	0	0	0	3065	1821	475	974	6335
CITY-WIDE PROGRAM TOTALS	0		0		4886		1449		

*N= New
**R= Rehab

BMIR= Below Market Interest Rate
MR= Market Rate

1) Includes 111 units in Chinese Christian Life Center which is scheduled for construction late 1975.

2) Includes 181 units in Vivendas which is currently in litigation.

TABLE 3

LEASED HOUSING UNITS THROUGHOUT BOSTON AS OF APRIL 23, 1974

	221 D-3 BMIR		221 D-3 MR		236		MHFA		Scattered Private	DISTRICT TOTALS
	N	R	N	R	N	R	N	R		
East Boston	0	0	0	0	0	0	0	15	2	17
Charlestown	0	0	0	0	80	0	0	0	18	98
South Boston	0	0	0	0	0	0	0	0	3	3
Central	0	0	0	0	0	0	0	12	2	14
Back Bay/ Beacon Hill	0	0	0	0	0	0	0	0	1	1
South End	263	52	0	0	0	117	0	33	125	590
Fenway-Kenmore	0	0	0	0	0	0	127	88	0	215
Allston-Brighton	11	0	0	0	0	0	53	0	252	316
Jamaica Plain-Parker Hill	0	0	0	0	0	0	0	0	0	0
Washington Park-Model City	187	716	0	0	8	19	39	54	0	1023
Dorchester	2	0	0	0	0	0	0	3	143	148
Roslindale	16	0	0	0	0	0	0	0	20	36
West Roxbury	17	0	0	0	0	0	0	0	0	17
Hyde Park	0	60	0	0	0	0	0	0	8	68
Mattapan	0	10	0	0	0	0	0	0	30	40
BOSTON CITY TOTALS	496	838	0	0	88	136	219	205	604	2586
CITY-WIDE PROGRAM TOTALS	1334		0		224		424		604	

BMIR= Below Market Interest Rate

MR= Market Rate

TABLE 4

MULTI-FAMILY ASSISTED HOUSING UNITS WITH RENT SUPPLEMENT SUBSIDIES

(1974)

	221 D-3				236		MHFA		DISTRICT TOTALS
	BMIR		MR						
	N*	R**	N	R	N	R	N	R	
East Boston	0	0	0	0	115	0	23	0	138
Charlestown	0	0	0	0	67	0	0	0	67
South Boston	0	0	0	0	30	0	0	0	30
Central	86	0	0	0	63	0	0	3	152
Back Bay/ Beacon Hill	0	0	0	0	0	0	0	52	52
South End	56	0	0	39	106	110	0	8	319
Fenway-Kenmore	0	34	0	0	0	0	0	0	34
Allston-Brighton	41	0	0	0	20	55	31	0	147
Jamaica Plain-Parker Hill	0	0	0	0	0	12	0	0	12
Washington Park-Model City	29	48	38	940	48	207	142	245	1697
Dorchester	0	0	0	0	0	0	0	37	37
Roslindale	0	0	0	0	48	0	0	0	48
West Roxbury	0	0	0	0	0	0	0	0	0
Hyde Park	0	0	0	0	0	0	0	0	0
Mattapan	0	0	0	0	0	0	0	0	0
BOSTON CITY TOTALS	212	82	38	979	497	384	196	345	2733
CITY-WIDE PROGRAM TOTALS	294		1017		881		541		

* N= New

**R= Rehab

BMIR= Below Market Interest Rate

MR= market Rate

TABLE 5

TOTAL SUBSIDIZED AND PUBLIC HOUSING UNITS IN BOSTON - 1974

	SUBSIDIZED[1] HOUSING PROGRAMS	PRIVATE[2] LEASED UNITS	PUBLIC HOUSING	TOTAL UNITS
East Boston	936	2	768	1706
Charlestown	598	18	1245	1861
South Boston	152	3	3127	3282
Central	731	2	0	733
Back Bay/ Beacon Hill	130	1	0	131
South End	2690	125	1424	4239
Fenway-Kenmore	1016	0	0	1016
Allston-Brighton	1523	252	1253	3028
Jamaica Plain-Parker Hill	144	0	3003	3147
Washington Park-Model City	7099	0	1375	8474
Dorchester	168	143	1654	1965
Roslindale	915	20	702	1637
West Roxbury	1101	0	0	1101
Hyde Park	212	8	242	462
Mattapan	71	30	1354	1455
BOSTON CITY TOTALS	17,486	604	16,147	34,237

(1) see Table 1

(2) see Table 3

TABLE 6
ROXBURY/N. DORCHESTER
221 D-3
BMIR

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55006 N	Academy Homes I 1300's Columbus Ave.	201	DCA	Sec. 23 = 27 121 A
55011 N	Marksdale Gardens I Townsend & Humboldt	82	St. Marks Development Corp.	
55013 N	Charlame Park Homes Washington Park Blvd. and Charlame	92	Charlame Park Homes, Inc.	R.S. = 29
55015 R	1865 Columbus Ave. 1865 Columbus Ave.	21	Earl C. Mitchell	
55022 N	Marksdale Gardens II Washington Park Blvd.	95	St. Marks Development Corp.	Sec. 23 = 19
55027 N	Geneva Apts. 200's Geneva Ave.	60	DCA	Sec. 23 = 2
55033 R	Esperanza and Walnut 80-84 Walnut	41	Arnold Goodman	
55041 N	Westminister Court Walnut & Westminister Ave.	70	Alvin R. Calkin	Sec. 23 = 1
55047 R	Wentworth Arms 107-115 Homestead	42	Gerald Schuster	
55048 N	Academy Homes II Washington St.	314	DCA	Sec. 23 = 24
55049 N	Warren Gardens Walnut and Warren	227	Beacon Redevelopment	Sec. 23 = 65 121 A
55051 R	Windsor Arms 45-51 Brookledge	28	Gerald Schuster	Sec. 23 = 3

TABLE 6 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55052 R	Park View Apts. 107-109 Elm Hill Ave.	18	Gerald Schuster	Sec. 23 = 3
55056 R	Bethel Apts. 97-99 Elm Hill Ave.	27	Bethel Tabernacle Pentecostal Church	
55057 R	Bethel Tabernacle 72-76 Walnut Park	19	Bethel Tabernacle Pentecostal Church	Sec. 23 = 1
55059 R	Walter C. Davis 1-3 Howland	28	Charles Street A.M.E. Church	
55060 R	Wilshire Arms 49-51 Cheney	29	Gerald Schuster	Sec. 23 = 2
55061 R	Richard Allen Apts. 247 Walnut Ave.	13	Charles Street A.M.E. Church	Sec. 23 = 2
55062 R	63-67 Brookledge St. 63-67 Brookledge	30	Mass. Housing Associates	Sec. 23 = 14
55070 R 5A	Deckard Group 31-35 Brunswick 20-24 Deckard 157 Homestead 28 Wyoming	47	Mass. Housing Associates	Sec. 23 = 47
55073 R	62 Cheney St. 62 Cheney St.	14	Gerald Schuster	Sec. 23 = 3
55075 N	St. Joseph's Housing Washington & Circuit St.	136	St. Josephs Housing, Inc.	Sec. 23 = 51 121 A
55077 R	Parkland Apts. 18-24 Sonoma St.	19	Gerald Schuster	Sec. 23 = 6
55109 R	Columbia Court 129-135 Columbia	58	Gerald Schuster	Sec. 23 = 16

TABLE 6 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55111 R	Wilder Gardens 20-36 Wilder St.	70	L.R. Jeffrey & Ramon Alan	
55112 N	Lena Park 307 Harvard	96	Lena Park Housing Development Corporation	
55119 R 5B	Parkdale Apts. 218-224 Humboldt 100-102 Homestead 123-125 Ruthven 210 Humboldt	40	Gerald Schuster	Sec. 23 = 16
55121 R 5C	Concord Apts 32 Seaver 266 Seaver 58-60 Cheney	61	Gerald Schuster	Sec. 23 = 18
55123 R	Park Gardens 24-30 Walnut Park	49	Gerald Schuster	Sec. 23 = 16
55124 R 5D	Columbia Apts 3-9-15 Alaska 484-486 Blue Hill Ave. 514-534 Blue Hill Ave. 575 Blue Hill Ave. 786-788 Blue Hill Ave. 60 & 68 Charles 90-94 Columbia Rd. 150-156 Columbia Rd. 414-418-422 Columbia Rd. 466-470 Columbia Rd. 435 Columbia Rd. 455-457-461 Columbia Rd. 475-477 Columbia Rd. 90-92 Crawford 23-25 Creston St. 59-65 Devon 91 Esmond	778	Maurice Simon, Sidney Insoft	Sec. 23 = 303

TABLE 6 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55124 R	Columbia Apts (CONTINUED) 220-224 Harold 183-185 Harvard 30-37-41 Holworthy 62-64 Holworthy 87-89 Lawrance 112 Maynolia 12-16 McLellan 42-44 Regent 164-166 Rosseter 58-60 Ruthven 8-14 Sonoma 38 Walnut Park 51-53-59-63 Washington 67-69 Washington 95-103 Washington 3222-3234 Washington			
55133 R 5E	Washington Apts. 15-19-23-27-35 Washington 548-549 Blue Hill 712-718 Blue Hill 20-30 Castlegate Rd. 50-52 Columbia 178-180 Columbia 4-6 Esmond 192-194 Humboldt 3 Nazing 31-33 Wades 6 Wayne	248	M. Simon/S. Insoft	Sec. 23 = 87
55135 R 5F	Seaver Apts. 144-162 Seaver 17-21 Sonoma	128	Harold Brown	Sec. 23 = 25
55136 R 5G	Blue Hill Apts. 810-824-826 Blue Hill Ave. 200-206 Columbia 28-32 Deckard	53	Joseph Kelly	

TABLE 6 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55137 R 5H	Wyoming Terrace 25-29 Wyoming 3-7 Copeland 2-6 Waverly	87	Joseph Kelly	
55138 R 5I	Lexington Apts. 11 Brookledge 125 Homestead 79-83 Hutchings 100-106 Maple 181-185 Ruthven	61	Gerald Schuster	Sec. 23 = 29
55139 R	Westminister Chambers 3-19 Wardman Road 60 Walnut Park	54	Gerald Schuster	Sec. 23 = 30
55140 R	Seaver Arms 180-184 Seaver St.	32	Harold Brown	Sec. 23 = 7
55141 R	Humboldt Apts. 278-280 Humboldt Ave.	38	Harold Brown	Sec. 23 = 32
55142 R 5J	Walnut Apts. 77-79 Walnut Park 65 Westminister	41	Gerald Schuster	Sec. 23 = 12
55148 R	Ruthven Apts. 124-128 Ruthven St.	12	Gerald Schuster	Sec. 23 = 6
55156 R 5L	Sanders Associates	82	Sanders Associates	Sec. 23 = 36
55159 R	Bethel Apts 4-10-14 Abbotsford	29	Bethel Tabernacle Pentecostal Church	Sec. 23 = 2

TABLE 6 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55165 R 5M	Danube Apts. 825-829 Blue Hill Ave. 137 Columbia 34-40 Danube 27-29 Montebello Rd	65	Edwin Abrams/Arthur Winn	
55170 R	Emmanuel Apts. 8-26 Erwin	120	Emmanuel Temple Pentecostal Church	R.S. = 48
55176 R 5N	Burton Associates	112	Burton Associates	

TABLE 7
ROXBURY/N. DORCHESTER
236

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44034 R 4A	Wells Apt. 36-38 Normandy 229 Columbia Rd. 53-55 Glenway	31	Welles Associates	R.S. = 16
44050 R 4B	Amiff Housing 64-74 Iffley Rd. 449-451 Walnut Ave. 64-86 American Legion Hwy.	96	Continental Wingate	R.S. = 39
44063 R 4C	Blue Hills Properties 1-11 Bancroft 1811-1873 Columbus 6-12 Ernst 51-55 Forest Hills 144 Dudley	90	L.M. Primack	R.S. = 18
44064 R 4D	African Orthodox Homes 193-199 Columbia Rd. 203-209 Columbia Rd. 223-225 Columbia Rd. 32-36 Ellington 52-60 Brunswick 47-49 Glenway	76	St. James African Orthodox Church	R.S. = 25
44078 N	Fort Hill Gardens Cedar & Highland Sts.	40	New England Urban Development Corp.	Sec. 23 = 8 R.S. = 16
44125 N	Brunswick Gardens Brunswick & Intervale	128	Freedom House	R.S. = 32
44154 R 4E	State Enterprises 2029-2049 Columbus 6-12 Dorr 20 Fowler 69 Glenway 3-5 Moreland 185-189 Walnut 138-148 Warren	134	Roxbury Renewal	Sec. 23 = 19 R.S. = 27

TABLE 7 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44154 R	State Enterprises (CON'T) 238-248 Warren 538-544 Warren			
44173 R 4F	Parkchester Apts. 93 Intervale 255-259 Maynolia 40-54 Stanwood 286-288 Columbia Rd. Others	98	Parkchester Association	R.S. = 10
44269 R 4G	Wayne Apts. 2 Elm Hill Park 548-550 Warren Ave. 129-135 Intervale 57 Bicknell 92-94 Esmond 35 Wales 217-219 Columbia	360	S. Insoft	R.S. = 72

TABLE 8

ROXBURY/N. DORCHESTER

RELATED PROGRAMS
221 (D)(3) MR

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
35021 N	Charlame Park Humboldt & Washington Park	38	Charles St. A.M.E. Church	R.S. = 38
35022 R	Elm Hill Apts. 490 Blue Hill Ave. 504 Blue Hill Ave.	324	Maurice Simon	R.S. = 321
3A	55-59 Brookledge Street 10-14 Castlegate Road 165-169-173 Columbia Rd. 110-122 Devon Street 72-74 Elm Hill Avenue 102-108 Elm Hill Avenue 1-4 Maple Court 124 Regent St. & 101 Dale St. 25-29 Schuyler Street 172-176 Seaver Street 23027 Sonoma Street			
35035 R	Grove Hall Apts 495-505 Blue Hill Ave. 15-15A Bowdoin Ave.	407	Maurice Simon	R.S. = 403
3B	40-46 Cheney St. 102-104-108 Columbia Rd. 143-147 Columbia Rd. 36-38 Crawford St. 9-11-15-17 Creston St. 54-58-62 Elm Hill Ave. 62 Forest St.-1 Forest Pl. 144-148 Geneva Avenue 71-73 Georgia St. 89-91 Georgia St. 32-36 Maple St. 23-25-27-29 Mt. Pleasant 35 Waumbeck St.-26 Wabeno St. 250-256 Walnut Ave. 361-363 Walnut Ave.			

TABLE 8 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
35059 R	Franklin Apts	219		R.S. = 216
	59 Elm Hill Ave.			
	63 Elm Hill Ave.			
3C	67 Elm Hill Ave.			
	71 Elm Hill Ave.			
	75 Elm Hill Ave.			
	79 Elm Hill Ave.			
	114 Elm Hill Ave.			
	116 Elm Hill Ave.			
	118 Elm Hill Ave.			
	131 Homestead St.			
	135 Homestead St.			
	141 Homestead St.			
	145 Homestead St.			
	30 Magnolia St.			
	68 Cheney St,			
	164-166-168 Seaver St.			
	260 Seaver St.			
	9 Hutchins St.			
	77-83 Maple St.			
	11-15 Waldren Rd.			

TABLE 5

ROXBURY/NORTH DORCHESTER

MHFA

* See Appendix 1

MHFA NO. TYPE COMPLETE	DEVELOPMENT NAME ADDRESS CITY/TOWN	DEVELOPER'S NAME ADDRESS PHONE	APARTMENTS RENT LEVEL	APPLY COMMIT CLOSE	BEDROOMS PER APARTMENT 0 1 2 3 4 5 6	SUBSIDY PROGRAMS USED	MANAGEMENT AGENT ADDRESS PHONE
69-071-N LD 6/71	INFILL 99-101 BRUNSWICK STREET BOSTON-ROXBURY	DENIS BLACKETT HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266	TOTAL: 3 LOW: 3 MOD: 0 MKT: 0	5/ 6/69 3/12/70 5/13/70	0 0 1 0 1 0 1 ORIGINAL LOAN: $61,650 APPROVED LOAN: $61,650	23: 3	RUTH RICKER HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266
70-061-R LD 8/70 A*	INTERVALE INTERVALE NORMANDY LAWRENCE BRUNSWICK BOSTON-ROXBURY	DENIS BLACKETT HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266	TOTAL: 14 LOW: 14 MOD: 0 MKT: 0	3/16/70 7/21/70 8/ 1/70	0 1 3 4 5 0 1 ORIGINAL LOAN: $150,930 APPROVED LOAN: $150,930	23: 14	RUTH RICKER HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266
70-070-R LD 3/72 B*	RAP-UP I KENILWORTH LAMBERT BARTLET, OTHERS BOSTON-ROXBURY	GEORGE MORRISON ROXBURY ACTION PROGRAM 10 LINWOOD ST ROXBURY MA 02119 445-9711	TOTAL: 33 LOW: 19 MOD: 14 MKT: 0	3/15/70 7/21/70 11/19/70	0 4 17 2 10 0 0 ORIGINAL LOAN: $367,000 APPROVED LOAN: $379,861	236: 33 R.S.: 6 23: 13	ROBERT C PERRY ROXBURY ACTION PROGRAM 10 LINWOOD ST ROXBURY MA 02119 445-9711
70-071-R LD 4/72 C*	INTERVALE-MAGNOLIA MAGNOLIA INTERVALE CUTTINGHAM, OTHER BOSTON-ROXBURY	TERENCE J FARRELL NORTH AMERICAN DEVELOPMENT CORP 210 COMMERCIAL ST BOSTON MA 02109 227-7460	TOTAL: 88 LOW: 35 MOD: 53 MKT: 0	2/ 4/71 4/ 6/71 5/20/71	0 3 38 35 12 0 0 ORIGINAL LOAN: $1,518,602 APPROVED LOAN: $1,587,462	236: 88 R.S.: 35	CHUCK NEATHEN L E SMITH MGM CO 86 CRISPUS ATTUCKS PLACE ROXBURY MA 02119 427-2280
70-095-R LD 1/72 D*	WOODLEDGE MAGNOLIA DUNKELD WOODLEDGE, OTHERS BOSTON-ROXBURY	TERENCE J FARRELL NORTH AMERICAN DEVELOPMENT CORP 210 COMMERCIAL STR BOSTON MA 02109 227-7460	TOTAL: 142 LOW: 56 MOD: 86 MKT: 0	8/25/70 10/ 6/70 1/11/71	0 25 95 22 0 0 0 ORIGINAL LOAN: $2,171,303 APPROVED LOAN: $2,221,314	236: 142 R.S.: 36 23: 20	CHUCK NEATHEN L E SMITH MGM CO 86 CRISPUS ATTUCKS PLACE ROXBURY MA 02119 427-2280
70-103-R LD 12/72 E*	NORMAL ALGONQUIN BRADLEY NORFOLK TALBOT STS BOSTON-N. DORCH.	GERALD SCHUSTER CONTINENTAL WINGATE CO 20 KILBY STREET BOSTON MA 02109 742-4371	TOTAL: 57 LOW: 23 MOD: 34 MKT: 0	9/ 9/70 3/ 2/71 9/16/71	0 3 5 32 17 0 0 ORIGINAL LOAN: $1,211,828 APPROVED LOAN: $1,304,820	236: 57 R.S.: 23	DAVID ROUNDTREE WINGATE MGM CO 265 BEAVER ST DORCHESTER MA 02121 445-0845

TABLE 9 (cont.)

FA NO. / TYPE / COMPLETE	DEVELOPMENT NAME / ADDRESS / CITY/TOWN	DEVELOPER'S NAME / ADDRESS / PHONE	APARTMENTS / RENT LEVEL		APPLY / COMMIT / CLOSE	BEDROOMS PER APARTMENT 0	1	2	3	4	5	6	SUBSIDY PROGRAMS USED		MANAGEMENT AGENT / ADDRESS / PHONE
70-149-R LD 1/75	THANE STREET APTS 32-34 THANE ST BOSTON-N. DORCH.	LEONARD CHANDLER 75 ROSSETER ST BOSTON MA 288-4252	TOTAL: LOW: MOD: MKT:	6 2 4 0	11/17/70 11/ 2/71 9/28/72	0	0	0	6	0	0	0	236: R.S.:	6 2	DONNA GUGLIUZZA WESTON ASSOC INC 11 BEACON ST SUITE 903 BOSTON MA 02108 227-7870
			ORIGINAL LOAN: $96,307 APPROVED LOAN: $96,307												
70-168-R LD 12/72 F *	NORFIELD NORWELL NORMANDY BRUNSWICK STREETS BOSTON-N. DORCH.	DENIS BLACKETT HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266	TOTAL: LOW: MOD: MKT:	45 15 30 0	12/29/70 3/ 2/71 5/20/71	0	2	18	25	0	0	0	236: R.S.: 23:	45 12 3	RUTH RICKER HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266
			ORIGINAL LOAN: $663,609 APPROVED LOAN: $663,609												
71-010-N LD 8/73	TAURUS APARTMENTS 120 HUMBOLDT AVE BOSTON-ROXBURY	JOHN B CRUZ CRUZ CONSTRUCTION 10 FAIRWAY ST BOSTON MA 02126 296-5040	TOTAL: LOW: MOD: MKT:	38 10 28 0	1/19/71 6/ 1/71 6/20/72	0	19	19	0	0	0	0	236: R.S.:	38 10	RUTH RICKER HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266
			ORIGINAL LOAN: $866,651 APPROVED LOAN: $871,000												
71-015-R LD 11/72	CRAWFORD HOUSE 34 CRAWFORD ST BOSTON-ROXBURY	HERBERT L LONG PYRAMID DEVELOPMENT CORP 19 WESTMINSTER ROXBURY MA 02119 442-0210	TOTAL: LOW: MOD: MKT:	9 3 6 0	1/28/71 5/ 4/71 11/11/71	0	2	7	0	0	0	0	236: R.S.:	9 3	HERBERT L LONG PYRAMID DEVELOPMENT CORP 19 WESTMINSTER ROXBURY MA 02119 442-0210
			ORIGINAL LOAN: $141,251 APPROVED LOAN: $158,251												
71-023-R LD 3/74	CLEAVES COURT APTS 5-17 CLEAVES ST BOSTON-ROXBURY	ANTHONY CAPODILUPO 80 BOYLSTON ST ROOM 618 BOSTON MA 02116 426-6983	TOTAL: LOW: MOD: MKT:	36 18 18 0	4/ 6/71 9/14/71 4/26/72	0	8	20	8	0	0	0	236: R.S.: 23:	36 14 4	ANTHONY CAPODILUPO 80 BOYLSTON ST ROOM 618 BOSTON MA 02116 426-6983
			ORIGINAL LOAN: $667,985 APPROVED LOAN: $735,300												
71-037-N LD (BROOK, E COTTAGE w COTTAGE, DUDLEY) 1/73 F *	COTTAGE-BROOK BROOK, E COTTAGE BOSTON-ROXBURY	TERENCE J FARRELL NORTH AMERICAN DEVELOPMENT CORP 210 COMMERCIAL ST BOSTON MA 02109 227-7660	TOTAL: LOW: MOD: MKT:	147 59 88 0	5/10/71 8/ 3/71 12/28/71	2	28	35	55	22	4	1	236: R.S.:	147 59	CHUCK HEATHAN L E SMITH MGM CO 86 CRISPUS ATTUCKS PLACE ROXBURY MA 02119 427-2252
			ORIGINAL LOAN: $2,581,505 APPROVED LOAN: $2,832,543												

TABLE 9 (cont.)

AREA NO. TYPE COMPLETE	DEVELOPMENT NAME ADDRESS CITY/TOWN	DEVELOPER'S NAME ADDRESS PHONE	APARTMENTS RENT LEVEL	APPLY COMMIT CLOSE	BEDROOMS PER APARTMENT 0 1 2 3 4 5 6	SUBSIDY PROGRAMS USED	MANAGEMENT AGENT ADDRESS PHONE
71-[illegible]-R LD 3/73	TAB I 3 MONADNOCK ST 713 COLEY ST BOSTON-S. DORCH.	EDWIN D ABRAMS 2 PARK SQUARE BOSTON MA 02116 482-2747	TOTAL: 71 LOW: 28 MOD: 43 MKT: 0	6/24/71 7/ 6/71 12/28/71	0 21 39 11 0 0 0 ORIGINAL LOAN: $1,226,872 APPROVED LOAN: $1,320,622	236: 71 R.S.: 28	EVA CURRY TENANTS ASSOC OF BOSTON 3 MONADNOCK ST BOSTON MA 02124 286-5167
71-154-R LD 7/73 H*	LAWRENCEVILLE MT PLEASANT AVE LAWRENCE, OTHERS BOSTON-ROXBURY	DENIS BLACKETT HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266	TOTAL: 149 LOW: 60 MOD: 89 MKT: 0	7/26/71 8/ 3/71 2/ 8/72	6 57 67 14 3 1 1 ORIGINAL LOAN: $2,580,313 APPROVED LOAN: $2,861,599	236: 149 R.S.: 60	RUTH RICKER HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266
1-[illegible]2-R LD 4/74	HARTWELL TERRACE 4,6,8,10 HARTWELL STREET BOSTON-ROXBURY	KENNETH I GUSCOTT KGA DEVELOPMENT CORPORATION 4259 PRUDENTIAL BOSTON MA 02199 267-9260	TOTAL: 17 LOW: 7 MOD: 10 MKT: 0	12/29/71 7/11/72 1/1[illegible]/73	0 4 13 0 0 0 0 ORIGINAL LOAN: $353,621 APPROVED LOAN: $368,279	236: 17 R.S.: 4 23: 3 ELD: 4	CECIL GUSCOTT KENNETH GUSCOTT ASSOCIATES 4259 PRUDENTIAL BOSTON MA 02199 267-9260
72-058-N NP 1/73	SMITH HOUSE 757 SHAWMUT AVE BOSTON-ROXBURY	RALPH D SMITH LOWER ROXBURY DEVELOPMENT CORP 757 SHAWMUT AVE BOSTON MA 02119 445-1061	TOTAL: 132 LOW: 132 MOD: 0 MKT: 0	5/ 1/72 4/11/72 6/2[illegible]/72	0 132 0 0 0 0 0 ORIGINAL LOAN: $3,122,084 APPROVED LOAN: $3,139,760	R.S.: 132 ELD: 132 121 A	JOHN REDMOND HUNNEMAN & CO INC 797 HUNTINGTON BOSTON MA 02115 734-8432
72-106-N LD 7/73	HAYNES HOUSE RUGGLES STREET & SHAWMUT AVE BOSTON-ROXBURY	RALPH D SMITH LOWER ROXBURY DEVELOPMENT CORP 757 SHAWMUT AVE BOSTON MA 02119 445-1061	TOTAL: 131 LOW: 33 MOD: 98 MKT: 0	9/28/72 10/ 3/72 4/24/73	0 25 106 0 0 0 0 ORIGINAL LOAN: $3,992,618 APPROVED LOAN: $3,992,618	13A: 131 23: 33 121 A	JOHN REDMOND HUNNEMAN & CO INC 797 HUNTINGTON BOSTON MA 02115 734-8432
[illegible]-[illegible]-N LD 1/74	[illegible]ELL 74-76 INTERVALE STREET BOSTON-ROXBURY	DENIS BLACKETT HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266	TOTAL: 3 LOW: 3 MOD: 0 MKT: 0	5/ 6/69 3/12/70 1/11/74	0 0 1 0 1 0 1 ORIGINAL LOAN: $61,650 APPROVED LOAN: $61,650	23: 3	RUTH RICKER HOUSING INNOVATIONS INC 50 FRANKLIN ST BOSTON MA 02110 426-5266

TABLE 10
SOUTH END/FENWAY

221 D-3
BMIR

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55031 N	Castle Square Shawmut, Dover Herald & Tremont Sts.	500	Castle Square Asso.	Sec. 23 = 100
55040 R	39 E. Springfield	5	SECD	Sec. 23 = 2
55042 R	10 Dartmouth St.	5	SECD	Sec. 23 = 4
55043 R	23 Greenwich Pk.	5	SECD	Sec. 23 = 2
55044 R	216 Northampton St.	5	SECD	Sec. 23 = 3
55050 R	43-45 Dwight St.	9	SECD	Sec. 23 = 5
55053 R	210-212 Northampton	9	SECD	Sec. 23 = 8
55068 R	220-224 Northampton 535 Mass. Ave.	12	SECD	Sec. 23 = 6
55082 R	Tremont Houses 792-848 Tremont St.	23	SECD	Sec. 23 = 18
55092 N	Methunion Manor 405,430,465 Columbus Ave.	150	Union Methodist Church	R.S. = 38 Sec. 23 = 15 121 A
55110 N	Camfield Gardens 59-143 Lenox 74-132 Camden St.	134	People's Baptist Church	Sec. 23 = 41 121 A

TABLE 10 (cont.)

221 D-3

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55147 N	Roxse Housing 21-109 Hammond 6-106 Kendall 31-55 Warrick 1022-1066 Tremont 53-103 Camden	364	Roxbury, S.E. Development Corp.	Sec. 23 = 107 121 A
55162 R	South End Apts. 15-23 Walpole St.	28	Hamilton Realty	Sec. 23 = 4
55172 R	Burbank Apts 49 Burbank 48-52 Burbank 15 Edgerly 25 Edgerly 33 Edgerly 16-22 Haviland	173	Kargman and Family	R.S. = 34
55174 N	W.Concord & Rutland Apts 105-117 W.Concord St.	44	Mass. Housing	R.S. = 18 121 A

TABLE II
SOUTH END/FENWAY

236

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44015 R 4A	TDC I 498 Columbus Ave. 502 Columbus Ave. 457 Mass. Ave. 508 Mass. Ave. 522 Mass. Ave. 556 Mass. Ave. 572 Mass. Ave. 574 Mass. Ave. 654 Mass. Ave. 671 Mass. Ave. 673 Mass. Ave. 675 Mass. Ave. 55 Rutland 57 Rutland 106 W. Concord St. 108 W. Concord St. 130 W. Concord St. 189 W. Springfield St. 89 Worcester 91 Worcester	100	TDC	R.S. = 20 Sec. 23 = 45
44081 R	ETC I - PARCEL 19 336 Shawmut St. 338 Shawmut St. 340 Shawmut St. 342-346 Shawmut St. 610 Tremont St. 612 Tremont St. 614 Tremont St. 616 Tremont St. 618 Tremont St. 620 Tremont St. 622 Tremont St. 624 Tremont St. 626 Tremont St.	71	ETC	R.S. = 28 Sec. 23 = 18 121 A

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44101 N Proposed	Vivendas "La Victoria" West Dedham West Brookline Newland Ivanhoe	181	ETC	R.S. = 37 121 A
44106 N	Willard Place Shawmut Ave. at Northampton St.	160	Tuckerman Memorial	R.S. = 32 121 A
44107 N	Westminister Place Shawmut Ave. at Hammond	120	Tuckerman Memorial	R.S. = 24 121 A
44123 N	Grant Manor - Parcel 34 Washington St. from Northampton to E. Lenox St.	180	Grant - AME Church	R.S. = 45
44153 R 4B	Low Cost Housing 159-161 W. Sprinfield 12 Wellington St. 21-23 Concord Sq. 6 Concord Sq. 235 W. Canton St. 157 W. Concord St. 241-245 Shawmut Ave. 544-546 Mass. Ave. 567 Mass. Ave. 559 Mass. Ave.	73	Low Cost Housing	R.S. = 15 Sec. 23 = 29
44155 R 4C	West Concord Apt 68 W. Concord 1614-1645 Washington St. 278-284 Columbus Ave. 564 Mass. Ave. 688 Mass. Ave.	74	Inter faith	R.S. = 15 Sec. 23 = 25

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44807 N	Morville House 106 Norway St.	147		Elderly = 147 121 A
Under Construction (Not included on maps or tables 1-5)				
44188 R	TDC & Wingate Associates 5,34 Braddock Park 506 Columbus Ave. 24 E. Brookline 30,32 Greenwich Park 401-425 545-553, 560, 569-573, 612, 623, 627, 663, 692, 696, Mass. Ave. 29 Rutland 127 W. Concord 115, 213, W. Newton 23 Wellington	185	TDC & Wingate Associates	121 A
44143 N	Concord Homes Association 705-723 Tremont St. 725-743 Tremont St.	181	Housing Innovation	121 A

TABLE 12

SOUTH END/FENWAY

RELATED PROGRAMS
221 (D)(3) MR

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
35034 R	549-551 Mass. Ave.	10	SECD	R.S. = 10
35065 R	Warren Ave. Apts 25 Warren Ave. 31 Warren Ave. 33 Warren Ave. 35 Warren Ave. 37 Warren Ave. 51 Warren Ave.	30	Warren Ave. Associates	R.S. = 29

TABLE 13
SOUTH END/FENWAY
MHFA

* See Appendix 1

MHFA NO. / TYPE / COMPLETE	DEVELOPMENT NAME / ADDRESS / CITY/TOWN	DEVELOPER'S NAME / ADDRESS / PHONE	APARTMENTS / RENT LEVEL	APPLY / COMMIT / CLOSE	BEDROOMS PER APARTMENT: 0 1 2 3 4 5 6	SUBSIDY PROGRAMS USED	MANAGEMENT AGENT / ADDRESS / PHONE
70-039-N LD 7/73	CHURCH PARK 221 MASS AVENUE BOSTON-FENWAY	JOSEPH W HALEY THE UNITED COMPANY 20 STATE STREET ROOM 2100 BOSTON MA 02109 742-0630	TOTAL: 508 LOW: 127 MOD: 50 MKT: 331	6/23/70 8/ 4/70 2/18/71	22 416 70 0 0 0 0 ORIGINAL LOAN: $19,034,992 APPROVED LOAN: $19,034,992	236: 177 23: 127 ELD: 127	F WILLIAM SMITH NILES COMPANY 221 MASS AVENUE BOSTON MA 02115 261-5060
70-065-R LD 8/73	*SAINT BOTOLPH 144-150 ST BOTOLPH AND OTHER STREETS BOSTON-FENWAY	JAY R SCHOCHET SCHOCHET ASSOC 21 MERCHANTS ROW BOSTON MA 02109 723-1630	TOTAL: 130 LOW: 52 MOD: 78 MKT: 0	1/26/70 4/ 6/71 10/ 1/71	51 55 14 10 0 0 0 ORIGINAL LOAN: $1,984,104 APPROVED LOAN: $2,110,019	236: 130 R.S.: 52	HERB GLICK FEDERAL MANAGEMENT 21 MERCHANTS ROW BOSTON MA 02109 723-1630
70-073-R LD 9/72	THE BROWNSTONES 120-136 CHANDLER 115 APPLETON ST BOSTON-SOUTH END	WILLIAM S MOONAN 233 HARVARD ST #21 BROOKLINE MA 02146 738-0527	TOTAL: 35 LOW: 10 MOD: 25 MKT: 0	7/10/70 1/14/71 4/ 5/71	0 35 0 0 0 0 0 ORIGINAL LOAN: $514,700 APPROVED LOAN: $530,700	236: 35 23: 10	RITA M BUZEK URBAN DYNAMICS MANAGEMENT CO 233 HARVARD ST BROOKLINE MA 02146 738-0527
71-008-R LD 9/74	NEWCASTLE/SARANAC 590-627 COLUMBUS AVENUE BOSTON-SOUTH END	BOBBIE HUDSON COLUMBUS AVE TENANTS ASSOC 617 COLUMBUS AVE BOSTON MA 02118 267-7252	TOTAL: 97 LOW: 39 MOD: 58 MKT: 0	1/19/71 10/ 5/71 9/11/73	8 29 54 6 0 0 0 ORIGINAL LOAN: $1,969,092 APPROVED LOAN: $1,969,092	13A: 97 707: 39 121 A	SANDRA BLACKMAN EDWIN ABRAMS INC 2 PARK SQUARE BOSTON MA 02116 482-2747
71-047-R LD 12/72	EBENEZER HOME 168-174 W SPRING- FIELD STREET BOSTON-SOUTH END	REV RAFE TAYLOR EBENEZER BAPTIST CHURCH 157 W SPRINGFIELD BOSTON MA 02118 262-7727	TOTAL: 32 LOW: 13 MOD: 19 MKT: 0	3/30/71 7/ 6/71 4/11/72	8 16 0 8 0 0 0 ORIGINAL LOAN: $545,620 APPROVED LOAN: $557,670	236: 32 R.S.: 8 23: 5 ELD: 24 121 A	SANDRA BLACKMAN EDWIN ABRAMS INC 2 PARK SQUARE BOSTON MA 02116 482-2747
71-105-R LD 3/73	BURBANK GARDENS 31-37-41 BURBANK STREET BOSTON-FENWAY	ELIOT HARTSTONE FEDERAL REALTY ASSOCIATES 5 MAYWOOD STREET ROXBURY MA 02119 442-6020	TOTAL: 52 LOW: 13 MOD: 15 MKT: 24	5/13/71 11/ 2/71 7/13/72	28 22 2 0 0 0 0 ORIGINAL LOAN: $874,154 APPROVED LOAN: $914,478	13A: 28 23: 13	CAROL CLAUDIO SAUNDERS & ASSOC 279 NEWBURY ST BOSTON MA 02116 536-1620

TABLE 13 (cont.)

MHFA NO. TYPE COMPLETE	DEVELOPMENT NAME ADDRESS CITY/TOWN	DEVELOPER'S NAME ADDRESS PHONE	APARTMENTS RENT LEVEL	APPLY COMMIT CLOSE	BEDROOMS PER APARTMENT 0 1 2 3 4 5 6	SUBSIDY PROGRAMS USED	MANAGEMENT AGENT ADDRESS PHONE
71-166-R NP 6/74	PROJECT 3 149-155 WORCESTER 3 COLUMBUS SQ BOSTON-SOUTH END	GEORGE M DALLAS GASTON SNOW & ELY BARTLETT 82 DEVONSHIRE ST BOSTON MA 02108 227-3180	TOTAL: 31 LOW: 10 MOD: 21 MKT: 0	8/17/71 5/ 6/72 11/21/73	18 6 7 0 0 0 0 ORIGINAL LOAN: $570,000 APPROVED LOAN: $579,924	236: 31 23: 10	DIANE KELLY GREATER BOSTON COMMUNITY DEVT INC 177 STATE STREET BOSTON MA 02109 227-7897
71-167-R LD 2/74	PIANO CRAFT GUILD 791 TREMONT ST BOSTON-SOUTH END	ROBERT GELARDIN GELARDIN-BRUNER-COTT 543A GREEN ST CAMBRIDGE MA 02139 661-0235	TOTAL: 174 LOW: 44 MOD: 86 MKT: 44	8/17/71 4/11/72 11/30/72	0 116 52 6 0 0 0 ORIGINAL LOAN: $3,300,000 APPROVED LOAN: $3,382,916	13A: 130 SKEW: 44	SUSAN SICARD 791 TREMONT ST BOSTON MA 02118 536-2622
72-110-R LD 158 W SPRINGFIELD 2/75	THE CHESTER 521-28 MASS AVE BOSTON-SOUTH END	NICK FERMEN CHESTER SQUARE HOUSING ASSOC 147 W FOURTH ST BOSTON MA 02127 268-0100	TOTAL: 29 LOW: 8 MOD: 21 MKT: 0	10/ 3/72 5/ 8/73 4/ 4/74	5 9 14 0 1 0 0 ORIGINAL LOAN: $629,085 APPROVED LOAN: $629,085	13A: 29 23: 8	BETTY GIBSON UNION GIBSON INC 52A UNION PARK BOSTON MA 02118 262-1245
73-029-R* LD AND OTHER SITES 9/75	NORWAY HOUSING 99-103 NORWAY ST BOSTON-FENWAY	GERALD SCHUSTER CONTINENTAL WIN-GATE CO 20 KILBY STREET BOSTON MA 02109 742-4371	TOTAL: 136 LOW: 75 MOD: 27 MKT: 34	4/19/73 11/ 6/73 6/ 3/74	14 92 26 4 0 0 0 ORIGINAL LOAN: $2,767,111 APPROVED LOAN: $2,767,111	13A: 102 23: 75	JAY BERGER WINGATE MGM CO 266 BEAVER ST DORCHESTER MA 02121 445-0845

TABLE 14

OTHER NEIGHBORHOODS
221 D-3
BMIR

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55003 N	Forest Hills Apts. 117 Forest Hill, Jamaica Plain	84		
55008 N	High Point Village Washington St., and Turtle Pond Parkway, West Roxbury	539	First Realty	
55019 N	Camelot Court Colon St., Brighton	159	First Realty	Sec. 23 = 11
55020 N	Brandywine Village Saratoga St., E.Boston	401	First Realty	
55025 N	Florence Apts. 80-166 Fawndale Rd., Roslindale	138	New England Urban Development Corporation	Sec. 23 = 16
55034 N	Village Manor Newton St., Brighton	64	Rich Contruction Company	
55058 N	Georgetown Housing Dedham Parkway, Hyde Park	601	H.P.S. Associates	
55108 N	Tai Tung Village Harrison Ave., South Cove	224	Chinese Community Urban Renewal Committee	R.S. = 86 121 A
55122 R	Morton Apts. 750-764 Morton St., Mattapan	24	Gerald Schuster	Sec. 23 = 4
55128 N	Charlesview No. Harvard St., Allston	210	Committee For North Harvard	R.S. = 41 121 A

TABLE 14 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
55131 R 5P	Mattapan Apts. 428-430 Adams 935-939 Blue Hill Ave. 13-14 Blue Hill Ave. 915 Morton 1332-1342 River St. 4-6 Rosedale 7 Bakerfield 40 Sumner 40-50 Willow St. 464 Washington 6 Regina	212	Mattapan Apts./ Leon Aronson	Sec. 23 = 60
55168 R 50	Jamaica Plain Apts. 3294-3296 Washington St. 5-7 Woodside Ave. 48-56 School St. 3 Morse/182 Washington 5-7 Morse , J.P.	138	Aronson/Schuster/Rubin	Sec. 23 = 37
55173 R	The Dorchester 51-55-57 Deering 563-565 Norfolk, Mattapan	47	Gerald Schuster/A. Carleton Dukes	Sec. 23 = 6
55179 N	Georgetown Housing II Dedham Parkway, Hyde Park	357	Georgetown II Associates	Sec. 23 = 17

TABLE 15
OTHER NEIGHBORHOODS
236

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44006 N	Shore Plaza East Border St., E. Boston	460	Kargman and Family	R.S. = 115
44030 R	Warren Hall Apts. 329-343 Washington St., Brighton	33	Frank J. Walters	R.S. = 7
44035 R	Glenville Apts. 58-90 Glenville, Allston	117	Brighton Housing Association	R.S. = 24
44043 N	Bay Towers 1400 Columbia, Rd., S. Boston	152	Frank J. Pagliare	R.S. = 30
44046 N	Mishawum Park Main St., Charlestown	337	Fredrick J. Mahoney	R.S. = 67
44065 R	Commonwealth Federal Trust, Commonwealth Ave. at Washington, Brighton	62	Frank J. Walters	R.S. = 12
44069 N	Mass Pike Towers Tremont & Shawmut, South Cove	200	DCA	R.S. = 40 121 A
44072 N	Cummins Towers Cummins Highway & American Legion Parkway, Roslindale	238	First Realty	R.S. = 48
44108 N	Waverly Apts. Waverly St., Brighton	102	Waverly Apts., Inc.	R.S. = 20 121 A
44130 R	Commonwealth Ave. Housing 1200-1300 Commonwealth, Allston	118	Continental Wingate	R.S. = 12

TABLE 15 (cont.)

PROJECT NO. AND TYPE	PROJECT NAME AND LOCATION	NO. OF UNITS	SPONSOR	ADDITIONAL SUBSIDIES
44131 R	Centre Street Apts. Centre St., Jamaica Plain	60	Pond View Apts. Associates	R.S. = 12
44168 N Planned	Chinese Christian Life Center Inc. 54-56 Harvard St.,Boston	111	Chinese Christian Church of New England	R.S. = 23
44180 R	Village Development Asso. 20-28 Colborne Rd, Brighton	68	Charles J. Petitti	
44198 N	Charles River Park Elderly Area 2A, W.End Project, Boston	152	J. Rappaport	
44210 N	Charles-Newtown Medford St.,Charlestown	261	N.H. Ellis/Seymour Kaplan	Sec. 23 = 80 121 A
44811 N	Jewish Community Housing 30 Wallingford Rd., Brighton	256		121 A

TABLE 16

OTHER NEIGHBORHOODS

MHFA

MHFA NO. / TYPE / COMPLETE	DEVELOPMENT NAME / ADDRESS / CITY/TOWN	DEVELOPER'S NAME / ADDRESS / PHONE	APARTMENTS / RENT LEVEL	APPLY / COMMIT / CLOSE	BEDROOMS PER APARTMENT (0 1 2 3 4 5 6)	SUBSIDY PROGRAMS USED		MANAGEMENT AGENT / ADDRESS / PHONE
70-033-N LD 6/74	OAK TERRACE 101-111 TREMONT ST BOSTON-BRIGHTON	JOSEPH LOMBARDI 1616 SOLDIERS FIELD ROAD BRIGHTON MA 02135 783-2228	TOTAL: 124 LOW: 31 MOD: 62 MKT: 31	6/ 9/70 8/ 3/71 3/16/72	4 90 32 8 0 0 0 ORIGINAL LOAN: $3,613,600 APPROVED LOAN: $3,824,279	236: R.S.: ELD:	93 31	JOHN VERNALIA ALCOURT MGM CORP 101-111 TREMONT BRIGHTON MA 0213 787-1326
70-046-R LD 6/73	YEE REALTY 21-23 EDINBORO ST BOSTON-CHINATOWN	WALTER H N YEE YEE REALTY ASSOC 21 EDINBORO STREET BOSTON MA 523-2061	TOTAL: 12 LOW: 3 MOD: 9 MKT: 0	7/10/70 9/14/71 9/ 6/72	2 6 2 2 0 0 0 ORIGINAL LOAN: 1245,816 APPROVED LOAN: 1255,326	236: R.S.:	12 3	BARBARA MONAGAN GRAY AND VINCOLA 6 BEACON STREET BOSTON MA 02108 523-7200
71-031-R LD 1/74	LANDFALL APTS 72 MARGINAL STREET BOSTON-EAST	PHILLIP LO PRESTI EAST BOSTON C.D.C. 144 MERIDIAN ST EAST BOSTON MA 02128 569-5590	TOTAL: 16 LOW: 15 MOD: 1 MKT: 0	2/19/71 2/ 1/72 4/24/73	1 13 2 0 0 0 0 ORIGINAL LOAN: $316,755 APPROVED LOAN: $316,755	23: ELD:	16 15 15	AL CALDARELLI EAST BOSTON C.D. 144 MERIDIAN ST EAST BOSTON MA 02128 569-5590
71-074-N LD 6/74	BABCOCK TOWER 270 BABCOCK STREET BOSTON-BRIGHTON	PASQUALE FRANCHI COMMONWEALTH BABCOCK ASSOC 425 WATERTOWN ST NEWTON MA 02195 332-3000	TOTAL: 210 LOW: 53 MOD: 0 MKT: 157	4/ 9/71 8/ 3/71 7/13/72	21 105 80 0 0 0 0 ORIGINAL LOAN: $6,308,001 APPROVED LOAN: $6,413,000	23:	53	NANCY BUSNACH 270 BABCOCK STRE BOSTON MA 02215 783-4271
71-137-N LD 1/75	LANDFALL WEST 401 BORDER STREET BOSTON-EAST	DANIEL A ROSSANO LANDFALL DEV CO 401 BORDER STREET EAST BOSTON MA 02123 569-0912	TOTAL: 59 LOW: 23 MOD: 36 MKT: 0	6/25/71 3/ 7/72 6/13/74	0 53 6 0 0 0 0 ORIGINAL LOAN: $1,449,649 APPROVED LOAN: $1,449,649	236: R.S.: ELD:	59 23 59	DANIEL A ROSSANO LANDFALL MGM CO 401 BORDER STREE EAST BOSTON MA 02128 569-0812
72-046-N LD 2/75	ROCKINGHAM GLEN ROCKINGHAM AVE BOSTON-WEST ROX	ALEX MCNEIL MCNEIL & ASSOC INC 26 CUMMINGS HGHWAY ROSLINDALE MA 02131 326-5800	TOTAL: 143 LOW: 36 MOD: 72 MKT: 25	3/16/72 9/12/72 8/ 6/73	1 94 48 0 0 0 0 ORIGINAL LOAN: $3,166,353 APPROVED LOAN: $3,166,353	236: 13A: ELD:	36 72 143	DONALD DELUSE MCNEIL & ASSOC INC 26 CUMMINGS HGHWAY ROSLINDALE MA 02131 326-5800

TABLE 16 (cont.)

MHFA NO. TYPE COMPLETE	DEVELOPMENT NAME ADDRESS CITY/TOWN	DEVELOPER'S NAME ADDRESS PHONE	APARTMENTS RENT LEVEL		APPLY COMMIT CLOSE	BEDROOMS PER APARTMENT 0	1	2	3	4	5	6	SUBSIDY PROGRAMS JSED		MANAGEMENT AGENT ADDRESS PHONE
73-008-R LD	PAUL REVERE PLAZA 190-192 NORTH ST	JOSEPH A LANGONE 55 COURT ST #203 BOSTON MA 02108	TOTAL:	32	2/12/73 6/ 5/73	14	9	5	4	0	0	0	236: 23:	26 12	DONNA GUGLIUZZA AESTON ASSOC INC 11 BEACON ST SUITE 903 BOSTON MA 02108 227-7870
10/74	BOSTON-NORTH END	227-8698	LOW: MOD: MKT:	12 14 6	12/ 5/73	ORIGINAL LOAN: $726,382 APPROVED LOAN: $726,382									

Appendix I

Specific MHFA Locations

South End/Fenway

70-065-R
Saint Botolph
144,146,150 St. Botolph
1-12 Albermarle
7,9,11 Blackwood
Boston, Fenway

73-029-R
Norway Housing
99-103 Norway St.
87 St. Stephens
30 Hemingway
Fenway

Roxbury/N.Dorchester

70-061-R
A
Intervale
Intervale, Normandy, Lawrence, Brunswick (corner)

70-070-R
B
Rap-up I
38-44 Kenilworth
37-41 Bartlett
63 Lambert
133 Thornton
31 Marcella

70-071-R
C
Intervale-Magnolia
15-17 Normandy St.
19-21 Normandy St.
19-21 Cunningham St.
195,197,199,201 Quincy St.
113,113A,111 Devon
261,263,257,230,228,297-205 Magnolia
16,18,20,22 Greenheys St.
97 Intervale
99,101 Intervale
121 Intervale

70-095-R

D

Woodledge
177-185, 193,193A,195,195A Magnolia
4-10 Dunkeld
97-106 Woodledge
19,21 Creston 34,36,38 Cunningham 89 Fayston
Roxbury 15 Masscoma, 180 Howard
229-237 Quincy
Roxbury

70-103-R

E

Nor-Al
Corner of Algonquin, Bradlee,Norfolk,Talbot
N. Dorchester

70-168-R

F

Norfield
5-15,21,23,25 Norwell
43 Normandy
109,113 Brunswick
N. Dorchester

71-096-R

G

Cottage-Brook

88-100 Brook Ave.
93-95 Brook Ave.
124-132 Brook Ave.

589-99 Dudley
610-616 Dudley
622-628 Dudley

9-11 E. Cottage

95 Intervale St.
119 Intervale

17-37 Leyland St.

8,10,12,16,20,24 Magnolia

61 Normandy St.

45,49 Stoughton St.

11,18 W. Cottage St.

95 Woodledge St.

71-154-R

H

Lawrenceville
35-39 Mt. Pleasant Ave, 4042 Lawrence Ave
105-111 Lawrence Ave, 46 Vine St, 20 Greenville
21-23,22-24 Greenville St., 41 Intervale St.
128-130 Intervale St.
Dorchester

7626